

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN  
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www.acres.co.uk



- Ground floor apartment
- Well presented, retirement property
- Central, sought after location
- Lounge/ dining room
- Fitted kitchen
- Double bedroom with built in wardrobes
- Shower room
- Residents lounge & communal garden
- Site manager, intercom system & car park
- No chain



**MIDLAND DRIVE, SUTTON COLDFIELD, B72 1TU - OFFERS AROUND £72,000**

This well-presented one-bedroom, ground-floor retirement apartment offers independent and convenient living for the over-60s. The property is briefly comprised of lounge, fitted kitchen, bedroom, built-in wardrobe and shower room. The residential development provides a residence lounge, site manager, intercom system, car park, and communal gardens. Designed with ease of access and low maintenance in mind, the property forms part of a popular, retirement development and provides safe, secure environment with the added benefit of community facilities and beautifully maintained communal gardens.

Council Tax band: B EPC rating: C

**HALLWAY:** With storage cupboard and intercom help system and pull cord.

**LOUNGE:** 15'1" x 10'5", PVC double glazed French door and window to front, electric storage heater, marble hearth and recess with gas coal effect fire and wooden surround.

**KITCHEN:** 7'2" x 5'4", stainless steel sink and drainer unit, set in roll topped surfaces, tiled splash backs, electric oven and grill with flush electric hob and extractor hood over with a matching set of wall and base units with drawers. Space for fridge freezer.

**BEDROOM 1:** 12" x 8'8", PVC double glazed windows to front, electric storage heater and built in wardrobes.

**SHOWER ROOM:** With matching white suite comprising of an enclosed shower, low level WC, hand wash basin, tiled surround and built in storage cupboard.


**COMMUNAL GARDENS:** The development benefits from the beautifully maintained communal gardens, offering a peaceful and welcoming outdoor space for residents to relax and enjoy. Landscaped with a variety of mature shrubs, seasonal flowers and well-kept lawn, the garden provides an ideal setting for a quiet stroll or socialising with the residents. There is a paved patio area for setting.



**TENURE:** We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** B    **COUNCIL:**

**VIEWING:** Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for purpose, or within the ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.